

DISTRICT ADVISORY BOARD MINUTES

DISTRICT I

August 4, 2003

7:00 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Council Member Brewer
Gerald Domitrovic
Treatha Brown Foster
Lois Tully-Gerber
Ti'Juana Hardwell*
Debby Moore
Sharon Myers*
Steve Roberts*
James Thompson
Ken Woodard

Members Absent

Lacey Ganther*
Rickie Coleman*
Lori Lawrence
Debra K. Miller
Celina Porter Robinson

Guest List

Ron Means, 2704 Glacier Ct.
Carl Ligon, 1736 NE Parkway
Lonny G. Wright, 2320 Alameda

Staff Present

Virdena Gilkey, Neighborhood Assistant
Mark Stanberry, Housing

*Denotes District Advisory Board Alternates

ORDER OF BUSINESS

Call to Order

Council Member Brewer called the meeting to order at 7:05 p.m. The board deferred the approval of the minutes and agenda later in the meeting due to the lack of a quorum.

Public Agenda

1. Scheduled items

No items submitted

2. Off-agenda items

No items submitted

Staff Reports

3. Request for Resolution of Support for Application for Low-Income Housing Tax Credits (St. Francis Place Apartments)

Mark Stanberry, Housing, explained that the City has received a request from Garrison Development, Inc., for a City Council Resolution of Support for its application for Low-Income Housing Tax Credits in connection with the development of St. Francis Place Apartments. This property is located to the south of the Eaton Place Apartments.

Mr. Stanberry further explained that under the City's adopted Low-Income Housing Tax Credit (LIHTC) policy, Developers must present proposed LIHTC projects to the applicable District Advisory Board. The policy also requires a review by the Housing Advisory Board (HAB), the City's Development Coordinating Committee (DCC). The Planning Department and the Office of Central Inspection (OCI) will also provide comment regarding design appropriateness. Once the project is reviewed and approved by the DAB, the HAB, DCC, Planning and OCI, it is forwarded to the City Council for a public hearing, with a recommendation for approval of a resolution of support for the LIHTC application.

Mr. Eric Hassen, Garrison Development, Inc., added that the proposed project will be located at 201 S. St. Francis. Following renovation, the former Sleep Products Building will offer 32 units of one and two-bedroom apartments. All units will have central heating and air conditioning, ceiling fans, washer and dryer hook-ups. There will also be a leasing office and exercise room. The interior brick walls will be covered by drywall and insulated for maximum energy efficiency. The interior concrete ceiling will remain exposed in its natural state. There will be an elevator installed on the south side of the building to access the floors. Twenty-Five (25) units will be LIHTC-assisted, and seven (7) units will be offered as market-rate units. In accordance with the City's Tax Credit Policy, at least 20% of the apartment units must be made available to market-rate tenants. The proposed tenant make-up will satisfy this requirement.

Mr. Hassen added that they would also be acquiring the old Cartwright Building, which will be used for parking. The total project is estimated to be \$3,916,233. The project will be financed with Low-Income Housing Tax Credits, Historic Tax Credits, and Bank Financing. The City will not be participating in the financing of the project.

(Mr. Hassen's response in italics)

Treatha Brown Foster inquired about security and the occupancy rate. *The property will be secured by a wrought iron fence and with key card entry, as well as full bolt locks on metal class doors. There is zero occupancy at this time, because it is a vacant warehouse.* **James Thompson** asked if the elevator was the only entrance and exists and asked about the placement of the stairwell. *No, there are additional exits in the stairwell and the southwest corner of the building. The stairways are internal, not external.* **Lois Tully-Gerber** inquired about the energy efficiency of the building. *We have architectural design standards through the Kansas Department of Commerce and Housing, which has rated us highly. All will be sufficient to meet those standards.* **Steve Roberts** asked if you fail to meet low-income housing rate, would you revert to the market rate housing? *No. We don't foresee a problem with obtaining those numbers.* **Gerald Domitrovic** asked about the estimated completion date. *Hope to be approved by September 2003 by Housing and plan to begin leasing units by August 2004.* **Brown Foster** asked how would these units be marketed? *Through Housing Services, the newspaper, community groups, etc.*

The board deferred voting on this item until the approval of the minutes and agenda (there was not a quorum prior to this item being presented).

Approval of Minutes

Debby Moore felt that her recorded comments were a bit misleading and asked that the following statement be made: “EMS Personnel lacks the authority to make forced entry.” **Sharon Myers** requested that her name be reflected in the minutes as having commented that she recommended that the board not be breed specific on the vicious dog ordinance. This request was in lieu of the fact that the statement was recorded in the board comments. Ms. Myers explained that she had told numerous people of her stance and wanted it noted in the minutes.

Brown Foster (Tully-Gerber) made a motion to approve the DAB I minutes as amended. Motion carried (6-0).

Approval of Agenda

Brown Foster (Thompson) made a motion to approve the agenda as submitted. Motion carried unanimously. (6-0)

Thompson (Brown Foster) made a motion to approve the Resolution of Support for the Low-Income Housing Tax Credit applications. Motion carried 6-0.

4. Police Report

Officer Jamie Cavitt, Patrol South, reported on Beat 22. She commented that they are working on a comprehensive plan for the downtown area, which includes how to travel downtown safely, adequate parking, understanding traffic signs, etc.

Officer Cavitt also announced National Night Out on August 5th. She stated that the event in Lincoln Park is scheduled to be the biggest in the city.

Lastly, she reported that the beat realignment would take affect August 1st. Beats 2, 22, and 29 would be affected.

(Officer Cavitt's response in italics)

Ti'Juana Hardwell inquired if Sgt. Robinson had mentioned his work with the Mecca Club? *No. That is actually Patrol North.* **Councilman Brewer** asked that Patrol North be notified on this issue. Ms. Hardwell asked that Sgt. Robinson be asked to meet with Hope Street in the near future. **Debby Moore** asked if there were a traffic stop south bound on Washington and if all traffic was diverted to a parking lot? *There was a DUI check lane on July 26th from 11:00 p.m. – 2:00 a.m. My guess is that everyone traveling southbound was stopped.*

The board received and filed.

5. Residency Requirements for Boards and Commissions

Staff from the City Manager's Office presented this item as referred by the Council. The item includes consideration of revisions to the city residency requirement for board and commission members, allowing individuals to serve who live within a 30-minute drive from Wichita. This revision would align the requirement with the current requirement for City employees.

(Ron Mean's comments in italics)

Ron Means, Vice Chairman Mechanical Trades Advisory Council, re-emphasized his support of the motion before the Wichita City Council regarding modification of the residency requirement for some of the positions on the Council's advisory boards. He commented that these boards generally deal with the construction industry and what goes on there, i.e., codes, material usage, etc. Also, that the people on these boards would own businesses within the city.

The following comments are a condensed version of the board's discussion *(Ron Means' response is in italics)*.

Gerald Domitrovic inquired if the board members are a paid position and how do you feel about two less than a quorum. *No, the board members do not receive compensation. I support the 2 less than a quorum, because it is hard to find volunteers with the necessary requirements, i.e., Engineering education, Master plumber, ability to review code enforcements, research documents, etc.* Mr. Domitrovic added that he would not see this as any different than the City using outside contractors. This is a technical matter that requires the best people in their trade, which is no different than hiring a consultant. He stated that he votes for the quorum idea, because they have no power to do anything negative. **Lois Tully-Gerber** asked if he was in support of the efforts of Councilman Gray? *Yes. I believe his intentions are to provide better assistance to the boards and commissions that require technical expertise.* She asked how are the boards selected? **Councilman Brewer** responded that the City Council members appoint most boards and for some boards the council takes recommendations. The entire council has to vote on the persons recommended to serve on the boards. **James Thompson** commented that he was having a hard time with someone who lives outside of the City affecting his lifestyle, when they won't be affected at all. *These boards generally deal with the construction industry and what goes on there, i.e., code, material usage, etc. The people on the board would have businesses within the City.* **Treatha Brown-Foster** commented that she is having a hard time believing, as large as the city is, that we cannot find qualified board members. Foster stated that she has looked at other cities (phoned Oklahoma and lived in Overland Park, KS) and all boards and commission members are required to live within the city, but employees are not. She also stated that she has a problem with City Councilman Gray sending information in our district. *I spend most of my time in Wichita and look at how Wichita has expanded greatly. I purchase my clothes, automobiles, etc. in Wichita. The same is true of the contractors. These people do care...our industry is to build the most secure and safe homes we can and we take pride in maintaining our service and commitment. These same business owners also help the economy by hiring qualified Wichitans to do the work.* **Debby Moore** commented that in doing research on the emergence of commissions, often times when people commute, they do it by flyovers and are not actually involved in the inner city. Moore added that the 1994 Crime Bill had initiatives for law enforcement, schoolteachers, etc. to buy homes in areas affected by poverty. This study showed that if persons are not really involved in the neighborhood, they loose focus on the concerns that matter to that community. **Councilman Brewer** stated that he normally refrains from addressing issues in the DAB meetings, because his comments are usually made from the bench. Brewer added that it is a rarity that a council member would send something to the DAB as to

how he will vote. Since this has occurred, I will make the following statement: 1) There is a protection, because the majority of individuals have asked to sit on the board and commissions, which has decreased the pass shortages. Developers usually do not live in the city. 2) If outside individuals, who do not live inside the city, are appointed to the boards, there is a possibility that they will control what happens in the city. 3) If you have a councilman who is a developer, that creates a problem.

Several other comments were made by the board members, which included the feasibility of the 30-minutes drive distance, the lack of vested interest outside persons would have for the City of Wichita, possibility that campaign contributions would affect the boards views, and the fact that county board members must live in the county.

Lonnie Wright, 2320 Alameda, commented that he sits on the plumbing board and for the last seven years, they have been faced with the same complaint. He feels that two members out of seven is not a big compromise. The last five years, there are new sets of codes and many more voices are stepping up. They currently have enough people interested.

James Thompson (Brown Foster) moved to adopt Item 1 and leave the residency requirement on all boards and commissions. Motion **failed** 3-3 (**Tully-Gerber, Moore, Thompson** opposed).

Tully-Gerber (Domitrovic) moved to modify the residency policy for technical boards, on the same basis as City personnel, to live within 30 minutes lawful driving distance and to limit the non-residential members to no more than 25%.

Discussion:

Debby Moore asked if this motion included the licensing by the City of Wichita? **Councilman Brewer** responded that it is not in the ordinance, so that would not be an issue in this vote.

Motion failed 3-3 (**Thompson, Brown Foster, Moore** opposed).

The board made no recommendations to the City Council.

Planning Agenda

No items submitted

Unfinished Business

No items submitted

New Business

6. Election of Pro-tems

Councilman Brewer presented this item. Board members were asked to elect two pro-tems for District Advisory Board 1. He explained the role of the pro-tems and that they would function like the first and second vice mayors on the city council.

First Pro-tem

Brown Foster nominated **James Thompson**, **Tully-Gerber** nominated **Gerald Domitrovic**, and **Moore** nominated **Ken Woodard**.

By vote of the board **James Thompson** was elected first pro-tem.

Second Pro-tem

Tully-Gerber nominated **Gerald Domitrovic**. **Brown Foster** nominated **Tully-Gerber** who declined the nomination. **Moore** nominated **Ken Woodard** and **Brown Foster** nominated **Debby Moore**.

By vote of the board **Debby Moore** was elected second pro-tem.

Board Agenda

7. Updates, Issues, and Reports

- **Councilman Brewer** reported that WSU President, Dr. Donald Beggs, spoke at the District 1 Coalition Breakfast and addressed the mill levy of WSU, the role and commitment to the City and District 1, concerns about the fraternities and sororities and neighborhood relations.

Also, addressed was the dog ordinance, SRO's and the City's budget.

- **Councilman Brewer** asked board member **Ti'Juana Hardwell** to represent him at the Community Unity Day and the Grand Re-Opening of the Lynette Woodard Recreation Center.
- **Tully-Gerber** asked Carl Ligon, Ken Mar NA, to share about their clean up efforts. Carl Ligon shared that the City was very instrumental in assisting with the cleanup, where a lot of debris was brought into the community by outside forces. He added that Waste Connections dropped the ball and apologized. The City stepped in and took 46 truckloads of trash out of the neighborhood over a four-day period.
- **Thompson** announced the Elm NA meeting on Thursday, August 21st. Guest speaker City Manager Chris Cherches.
- **Brown Foster** announced that her association was assisting with the Community Unity Day on August 16th. Also that day, their association would be meeting at Patrol North, 3:30 p.m.
- **Councilman Brewer** stated that the neighborhood associations have complained that the DAB members are not bringing back information to their

meetings. He asked that they begin to prioritize their schedules to stay abreast of the happenings in District 1 and attend the meetings in their areas to update the neighborhoods.

The board received and filed.

General Comments/Announcements

- District I Coalition Meeting will be September 6, 2003, Cisro's Restaurant.
- Next meeting of DAB I will be September 8, 2003.

Being no further business, **Domitrovic (Brown Foster)** made a motion to adjourn. Motion carried 6-0.

The meeting adjourned at 9:08 p.m.

Respectfully Submitted By,

Virdena Gilkey
Neighborhood Assistant